



# 8 Leven Court

Hurlford

Kilmarnock, KA1 5HQ

P.O.A.

**GREIG**  
*Residential*



## Leven Court

Hurlford, Kilmarnock, KA1 5HQ

Greig Residential are delighted to present to the market this spacious one bedroom terraced bungalow located in the ever popular town of Hurlford conveniently located close to local amenities and bus routes. Boasting generous all on the level living accommodation offering neutral décor throughout, low maintenance private gardens to the front and rear with plentiful on street parking directly to the front, this is the ideal downside or first time buy.





### Hallway

2.43m x 1.36m (8' 0" x 4' 6") With access via the UPVC outer door, the welcoming hallway offers door access to lounge, bedroom and shower room with crisp white décor, ceiling coving and fitted carpet.

### Lounge

4.20m x 3.97m (13' 9" x 13' 0") The generous main apartment offers contemporary neutral décor with ceiling coving and fitted carpet, practical walk in cupboard with hanging rail and shelved storage and additional shelved storage cupboard, offering plentiful storage space. Double glazed window to the front and door access to kitchen.

### Kitchen

3.11m x 2.41m (10' 2" x 7' 11") Generous modern fitted kitchen offering ample wall and base storage units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing/space for cooker, under unit fridge and washing machine. Crisp white décor, tiled splashback, vinyl flooring, double glazed window to the rear and door leading to rear porch.

### Rear Porch

1.58m x 0.95m (5' 2" x 3' 1") With access from the kitchen, the rear porch offering neutral décor with vinyl flooring, large storage cupboard and UPVC double glazed door leading out to rear gardens.

### Bedroom One

3.97m x 3.06m (13' 0" x 10' 0") A generous double bedroom which is rear facing offering a double glazed window overlooking the gardens, white décor and fitted carpet. Storage cupboard and fitted wardrobe allowing for plentiful storage space.

### Shower Room

2.42m x 1.57m (7' 11" x 5' 2") Completing the accommodation is the three piece shower room suite comprising of wash hand basin, WC and double shower enclosure with electric overhead shower. Neutral décor and small double glazed opaque window to the front.

### External

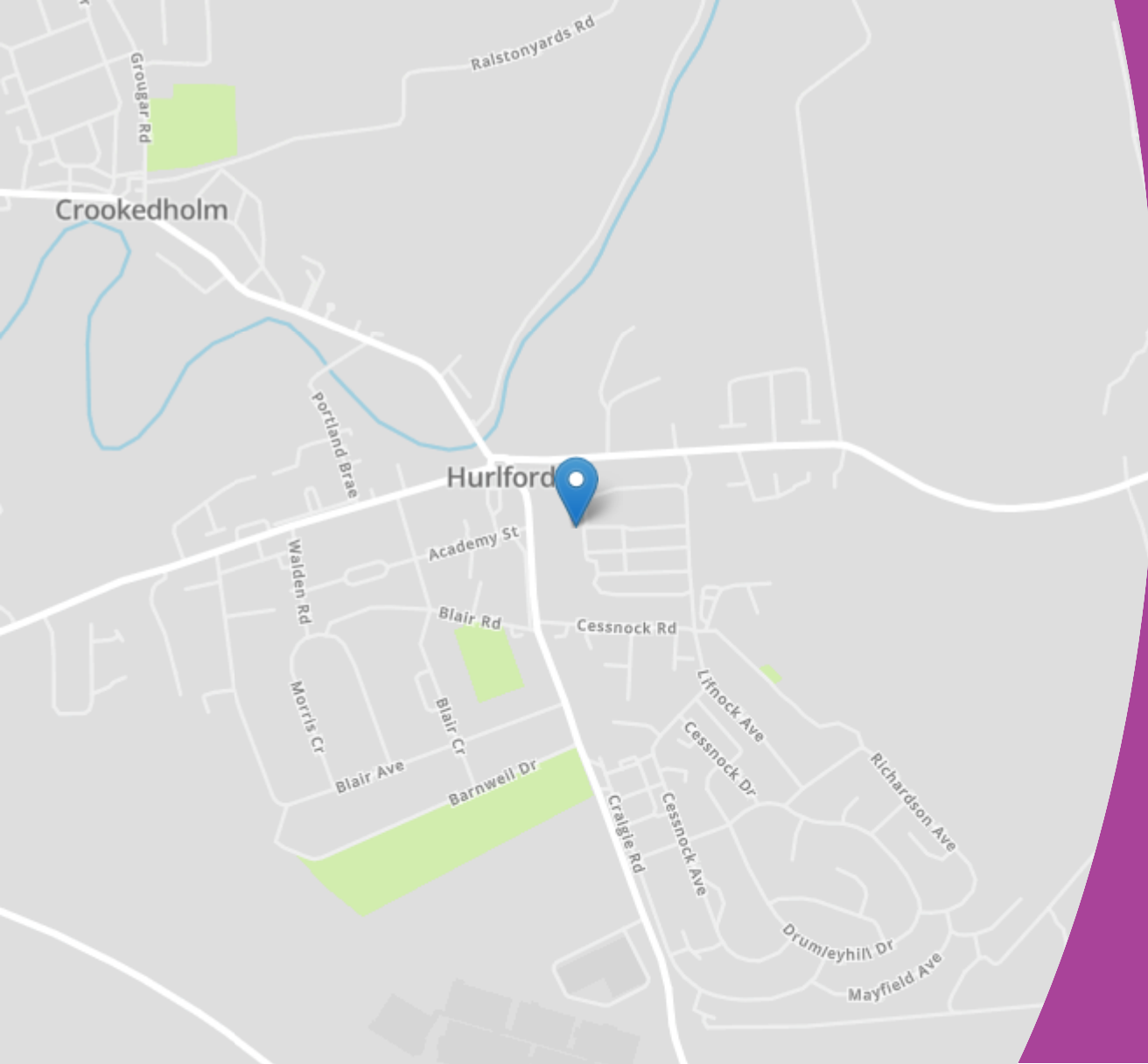
Generous low maintenance private gardens to the front and rear with plentiful on street parking available directly to the front of the property. Front gardens are laid to chips with paved pathway to front entrance. The rear gardens offer a generous tarmac area leading to raised decked patio and chipped area. Both front and rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor space.

### Council Tax Band

### DISCLAIMER

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